026.0	0006	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	986,400	/	986,400
USE VALUE:	986,400	/	986,400
ASSESSED:	986,400	/	986,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-12	WALDO RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPADARO FRANCIS J/BARBARA A
Owner 2:	
Owner 3:	
Street 1:	33 CRANE CIR
Street 2:	
Twn/City:	LACONIA
St/Prov:	NH Cntry: Own Occ: N
Postal:	03246 Type:

PREVIOUS OWNER

Owner 1:	BUCKLEY JOSEPHINE A -
Owner 2:	-
Street 1:	10 WALDO RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2531 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4400.000	539,900	4,900	441,600	986,400
Total Card	0.101	539,900	4,900	441,600	986,400
Total Parcel	0.101	539,900	4,900	441,600	986,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.69 | /Parcel: 389.69

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0006-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	539,900	4900	4,400.	441,600	986,400		Year end	12/23/2021
2021	104	FV	515,200	4900	4,400.	441,600	961,700		Year End Roll	12/10/2020
2020	104	FV	515,200	4900	4,400.	441,600	961,700	961,700	Year End Roll	12/18/2019
2019	104	FV	383,500	4900	4,400.	469,200	857,600	857,600	Year End Roll	1/3/2019
2018	104	FV	383,500	4900	4,400.	342,200	730,600	730,600	Year End Roll	12/20/2017
2017	104	FV	359,400	4900	4,400.	298,100	662,400	662,400	Year End Roll	1/3/2017
2016	104	FV	359,400	4900	4,400.	253,900	618,200	618,200	Year End	1/4/2016
2015	104	FV	319,600	4900	4,400.	248,400	572,900	572,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCKLEY JOSEPHI	44139-449		11/22/2004	Family	99	No	No		
	10192-461		12/29/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/2002	327	Porch	3,800	C				REBUILD FRONT PORC

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4400		Sq. Ft.	Site		0	80.	1.25	1									441,602						441,600	

Total AC/HA: 0.10101 | Total SF/SM: 4400 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 441,602 | Spl Credit: | Total: 441,600

User Acct

17984

GIS Ref

GIS Ref

Insp Date

07/21/17

!2187!

PRINT

Date	Time
12/29/21	21:09:19

LAST REV

Date	Time
12/27/21	10:56:09
jorourke	
2187	

USER DEFINED

Prior Id # 1:	17984
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
12/27/2021	Mail Update	JO	Jenny O
6/29/2021	USPS	MM	Mary M
7/21/2017	MEAS&NOTICE	HS	Hanne S
10/1/1999	Mailer Sent		
10/1/1999	Measured	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11666667
Const Adj.:	0.97757620
Adj $ / SQ:	196.493
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	663273
Depreciation:	123369
Depreciated Total:	539904

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

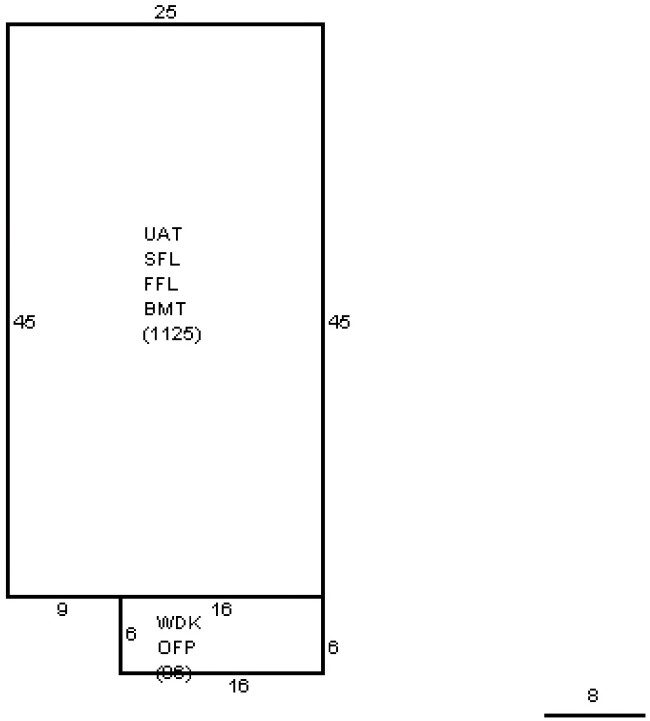
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	196.49
Special Features:	0	Val/Su Net:	140.31
Final Total:	539900	Val/Su SzAd	239.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,125	58.950	66,316
FFL	First Floor	1,125	196.490	221,054
SFL	Second Floor	1,125	196.490	221,054
UAT	Upper Attic	281	137.540	38,685
OFP	Open Porch	96	32.930	3,161
WDK	Deck	96	15.640	1,502

Net Sketched Area:	3,848			Total:	551,772
Size Ad	2250	Gross Area	4692	FinArea	2531

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

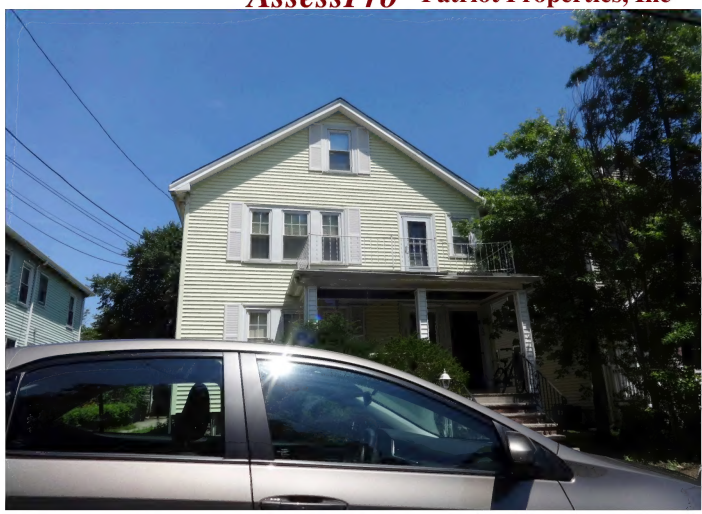
Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1924	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900

IMAGE

AssessPro Patriot Properties, Inc